094.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	607,300 / 607,300
					USE VALUE:	607,300 / 607,300
					ASSESSED:	607,300 / 607,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICHARDSON JAMES P
Owner 2:	
Owner 3:	
Street 1:	40 EDMUND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICHARDSON JAMES P -
Owner 2:	RUSH KIMBERLY S -
Street 1:	40 EDMUND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,005 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5005.000	208,200		399,100	607,300
Total Card	0.115	208,200		399,100	607,300
Total Parcel	0.115	208,200		399,100	607,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.62 | /Parcel: 486.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61319
GIS Ref
GIS Ref
Insp Date 08/13/18

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,300	0	5,005.	399,100	607,400	607,400	Year End Roll	12/18/2019
2019	101	FV	180,400	0	5,005.	404,800	585,200	585,200	Year End Roll	1/3/2019
2018	101	FV	186,400	0	5,005.	302,200	488,600	488,600	Year End Roll	12/20/2017
2017	101	FV	186,400	0	5,005.	273,700	460,100	460,100	Year End Roll	1/3/2017
2016	101	FV	186,400	0	5,005.	262,300	448,700	448,700	Year End	1/4/2016
2015	101	FV	175,900	0	5,005.	222,400	398,300	398,300	Year End Roll	12/11/2014
2014	101	FV	175,900	0	5,005.	211,000	386,900	386,900	Year End Roll	12/16/2013
2013	101	FV	175,900	0	5,005.	200,700	376,600	376,600		12/13/2012

!7704!

PRINT

Date	Time
12/10/20	22:19:04

LAST REV

Date	Time
08/30/18	18:49:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7704

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDSON JAME	51938-256		12/1/2008	Family	1	No	No		
EYNON OFER/ETAL	28485-266		4/24/1998		257,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	Measured	BS	Barbara S
8/13/2018	Info At Door	BS	Barbara S
12/8/2008	Meas/Inspect	163	PATRIOT
3/13/2000	Inspected	276	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5005		Sq. Ft.	Site		0	70.	1.14	5									399,105						399,100	

Total AC/HA: 0.11490 | Total SF/SM: 5005 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,105 | Spl Credit | Total: 399,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301806
Depreciation:	93560
Depreciated Total:	208246

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

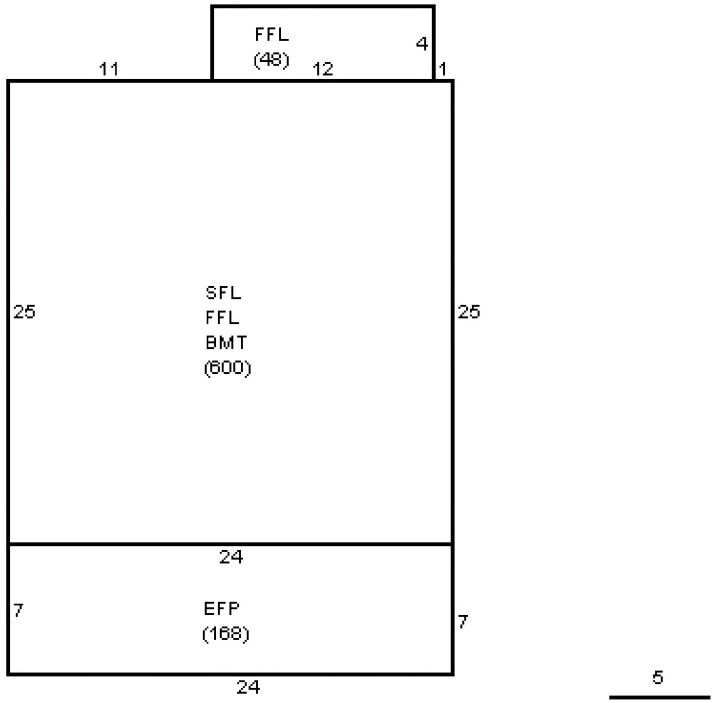
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	103.27
Final Total:	208200	Val/Su SzAd	166.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	648	165.380	107,163
BMT	Basement	600	49.610	29,768
SFL	Second Floor	600	165.380	99,225
EFP	Enclos Porch	168	42.560	7,150

Net Sketched Area:	2,016			Total:	243,306
Size Ad	1248	Gross Are	2016	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	